

SECTION 6 - C ZONES REGULATIONS

COMMERCIAL DISTRICTS

The following regulations shall apply to every building, structure, lot and building site in the following zones and shall be subject to all of the general provisions of these regulations.

ZONE C-1 NEIGHBORHOOD BUSINESS DISTRICT

1. PERMITTED USES:

- a. All permitted uses in Residential District Zones A-1, A-2, B-1 and B-2; provided that all requirements specified within those districts shall be met.
- b. Bakeries and confectioneries.
- c. Barber shops and beauty parlors.
- d. Banks and financial institutions.
- e. Business and professional offices; medical clinics.
- f. Custom services such as dressmaking, millinery, tailoring and shoe repair.
- g. Self-service laundries.
- h. Drug stores, not including outdoor service of fountain products.
- i. Florist shops.
- j. Package liquor stores.
- k. Photography shops and studios.
- l. Grocery and/or meat shops provided that there is no slaughtering done on the premises.
- m. Dry cleaning and pressing service.
- n. Hardware stores and bicycle shops.
- o. Restaurants, not including outdoor service, and provided that there shall be no sale or service of alcoholic beverages on the premises.
- p. Mortuaries and funeral homes.
- q. Theaters, indoor only.
- r. Accessory buildings and uses. (see Use Limitations)
- s. Parking facilities as required by Section 14.
- t. Radio and television broadcasting stations.

2. CONDITIONAL USES:

A site plan shall be prepared and submitted at the time of application, that includes the following:

1. The location of conditional use boundary lines and their relation to established property lines.

2. The location of all existing and proposed structures, trails and parking areas, salvage areas, etc., with approximate dimensions, labeled according to their use.
3. The name and address of the Applicant.
4. The True north point, scale and date.
5. Names of adjacent roads, streets or highways.
6. The location and size of any existing or proposed signs.

The following uses shall be permitted only when granted as an exception by the Board of Zoning Appeals as provided in Section 20 herein.

3. USE LIMITATIONS:

- a. All business, service, storage and display of goods shall be conducted within a completely enclosed structure.
- b. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any property located in a residential area and so that no glare is visible to any traffic on any public street.
- c. Screening by the use of fence or shrubs, not less than 6 feet in height shall be provided along all lot lines that abut a residential district.
- d. Mobile homes may not be used as accessory buildings. Manufactured homes may be used for offices only.

ZONE C-2 SHOPPING CENTER DISTRICT

1. PERMITTED USES:

- a. All permitted uses in Zone C-1 except residential use.
- b. Retail or service businesses dealing directly with consumers.
- c. Restaurants.
- d. Drug stores, including outdoor service of fountain products.
- e. Outdoor food service.
- f. Automobile service stations.
- g. Bowling alleys, pool halls and other indoor recreation facilities.
- h. Parking facilities as required in Section 14.
- i. Accessory buildings and uses. (see Use Limitations)

2. CONDITIONAL USES:

A site plan shall be prepared and submitted at the time of application, that includes the following:

1. The location of conditional use boundary lines and their relation to established property lines.
2. The location of all existing and proposed structures, trails and parking areas, salvage areas, etc., with approximate dimensions, labeled according to their use.
3. The name and address of the Applicant.
4. The True north point, scale and date.
5. Names of adjacent roads, streets or highways.
6. The location and size of any existing or proposed signs.

3. USE LIMITATIONS:

- a. All business, service, storage and display of goods shall be conducted within a completely enclosed structure.
- b. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any property located in a residential area and so that no glare is visible to any traffic on any public street.

- c. Screening by the use of fence or shrubs, not less than 6 feet in height, shall be provided along all lot lines that abut a residential district.
- d. Mobile homes may not be used as accessory buildings. Manufactured homes may be used for offices only.

ZONE C-3 GENERAL BUSINESS DISTRICT

1. PERMITTED USES:

- a. All permitted uses in Zone B-2 except single family dwellings.
- b. All permitted uses in Zone C-2 except outdoor food and fountain products, service to automobiles.
- c. Wholesale outlets but not including warehousing.
- d. Sidewalk cafes.
- e. Bus, cab or railroad terminals.
- f. Sales and service of new and used automobiles, not including salvaging of any kind.
- g. Sales and service of boats and mobile homes.
- h. Hotels and motels.
- i. Shops for custom work or the manufacture of articles to be sold at retail on the premises, provided that in such manufacture total mechanical power shall not exceed five horsepower for the operation of any one shop, and provided that the space occupied by the manufacturing use permitted herein shall not exceed 50% of the total ground floor thereof, and provided further that such manufacture use is not noxious or offensive by reason of vibration, noise or the emission of odor, dust, smoke or gas.
- j. Parking and loading facilities as required by Section 14.
- k. Accessory buildings and uses. (see Use Limitations)

2. CONDITIONAL USES:

A site plan shall be prepared and submitted at the time of application, that includes the following:

1. The location of conditional use boundary lines and their relation to established property lines.
2. The location of all existing and proposed structures, trails and parking areas, salvage areas, etc., with approximate dimensions, labeled according to their use.
3. The name and address of the Applicant.
4. The True north point, scale and date.
5. Names of adjacent roads, streets or highways.
6. The location and size of any existing or proposed signs

3. USE LIMITATIONS:

- a. All business, service, storage and display of goods shall be conducted within a completely enclosed structure.
- b. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any property located in a residential area and so that no glare is visible to any traffic on any public street.
- c. Screening by the use of fence or shrubs, not less than 6 feet in height shall be provided along all lot lines that abut a residential district.
- d. Mobile homes may not be used as accessory buildings. Manufactured homes may be used for offices only.

ZONE C-4 HIGHWAY BUSINESS DISTRICT

1. PERMITTED USES:

- a. All permitted uses in Zone A-3 with the exception of mobile home parks provided that all requirements specified within that district shall be met.
- b. Automobile and truck sales and service.
- c. Boat and mobile home sales and service.
- d. Campgrounds, including service buildings.
- e. Food and drug stores.
- f. Garden stores, greenhouses, nurseries and hydroponic farms.
- g. Gift and souvenir shops.
- h. Gun and archery ranges.
- i. Miniature golf and driving ranges.
- j. Motels and hotels.
- k. Package liquor stores.
- l. Private, fraternal and service clubs.
- m. Restaurants, including outdoor service to automobiles.
- n. Skating rinks, bowling alleys and other indoor recreation.
- o. Sporting goods stores.
- p. Theaters.
- q. Veterinary clinics and kennels.
- r. Accessory buildings and uses. (see Use Limitations)
- s. Parking facilities required by Section 14.
- t. Automobile service stations.
- u. Individual storage facilities.
- v. Furniture and appliance stores.
- w. Home improvement centers.
- x. Shops for custom work.
- y. Residential and commercial contractors and subcontractors and associated businesses (see definitions)
- z. Taverns.
- a-1*. Commercial water and winter sports areas.
- a-2. Sexually Oriented Business (subject to Use Limitations)

2. CONDITIONAL USES:

A site plan shall be prepared and submitted at the time of application, that includes the following:

1. The location of conditional use boundary lines and their relation to established property lines.

* Applies to jurisdictional area of Manhattan Urban Area Planning Board only.

2. The location of all existing and proposed structures, trails and parking areas, salvage areas, etc., with approximate dimensions, labeled according to their use.
3. The name and address of the Applicant.
4. The True north point, scale and date.
5. Names of adjacent roads, streets or highways.
6. The location and size of any existing or proposed signs.

The following uses shall be permitted only when granted as an exception by the Board of Zoning Appeals as provided in Section 20 herein.

- a. Amusement parks.
- b. Motorized vehicles race tracks and riding trails.
- c. Public boarding stables for the purpose of boarding and exercising horses for commercial purposes only.

3. USE LIMITATIONS:

- a. Residential use shall be limited to a dwelling for the use of the owner or operator of the principal use located on the premises.
- b. Screening by the use of fences or shrubs, not less than 6 feet in height, shall be provided along all lot lines that are within 1,000 feet of a residential district.
- c. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any property located in a residential area and so that no glare is visible to any traffic on any public street.
- d. Animals other than household pets shall not be kept within a dwelling or within 20 feet of a dwelling or within 60 feet of the front property line or within 10 feet of a side property line. Housing and caging of animals shall comply with requirements of County or State Sanitary Codes.
- e. Adequate housing shall be provided, having one horse per stall or similar provisions. Adequate room shall be provided for the exercising of said horses.
- f. The following density requirements shall be used:

1. Four stock animals for sites having a minimum of one acre to six animals on two acres.
 2. One additional animal is permitted for each acre in excess of two acres. Fractional acres containing 0.75 acres or more shall constitute a full acre.
 3. Any acreage in excess of ten acres will be viewed as agriculture and therefore, will be viewed under agricultural zoning.
- g. Mobile homes may not be used as accessory buildings. Manufactured homes may be used for offices only.
- h. Sexually Oriented Business Separation Requirements: It shall be unlawful for any person to operate or cause to be operated any Sexually Oriented Business within one thousand (1000) feet of the following:
1. a church or place of worship;
 2. a school;
 3. a residential zoning district;
 4. another Sexually Oriented Business;
 5. a child care center;
 6. a public park or public building;

Or within five hundred (500) feet of a Major or Minor Trafficway, as designated by the County.

Measurement of separation: For purposes of the above requirements, the separation distance is measured in a straight line, without regard to intervening objects or structures, from the closest part of any structure, including signs and roof overhangs, used in conjunction with the sexually oriented business to the closest point on property boundaries, or rights-of-way associated with those items listed above.

One per structure: It shall be unlawful for any person to operate or cause to be operated more than one (1) Sexually Oriented Business in any building, structure, or portion thereof.

ZONES C-1, C-2, C-3 and C-4 DENSITY REQUIREMENTS

1. Minimum Lot Area for permitted uses unless otherwise required by County Sanitary Codes:

Zone C-1 = 6,000 square feet

Zone C-2 = One acre

Zone C-3 = No limitation

Zone C-4 = 10,000 square feet

Permitted residential uses = same requirements as Zone A-2

2. Minimum Lot Width:

Zone C-1 = 60 feet

Zone C-2 = 150 feet

Zone C-3 = No limitation

Zone C-4 = 100 feet

Permitted residential uses = same minimum as Zone A-2

3. Maximum Building Height:

Zone C-1 = 40 feet

Zone C-2 = 50 feet

Zone C-3 = 40 feet

Zone C-4 = 40 feet

4. Minimum Front Yard Depth (all sides abutting streets):

Zone C-1 = 25 feet

Zone C-2 = 25 feet

Zone C-3 = No limitation

Zone C-4 = 25 feet

5. Minimum Side Yard on both sides of lot:

Zone C-1 = 15 feet except 8 feet for residential uses

Zone C-2 = No limitation except 15 feet when abutting a residential use

Zone C-3 = None required except 8 feet for residential uses and any use when abutting a residential use

Zone C-4 = 15 feet except 8 feet for residential uses

6. Minimum Rear Yard:

Zone C-1 = 25 feet

Zone C-2 = None required except 25 feet when abutting a residential use

Zone C-3 = None required except 25 feet for residential uses and any use when
abutting a residential use

Zone C-4 = 25 feet